



York County Government

Office of the Assessor

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How to Estimate Real Estate Taxes

- 1. Property Tax Value-** property tax value or capped value is the value determined at the last reappraisal. A parcel's property tax value may be located on the Assessor's GIS Mapping Search website.
- 2. Assessment Ratio-** The percentage of the property's value which is subject for taxation. The South Carolina Constitution allows all Real Property and Mobile Homes (excluding manufacturers, utilities or railroad properties) to be classified with a 6% assessment ratio. **However, if you apply to the Assessor and your property is designated as your "Primary Legal Residence"; then 4% assessment ratio is used.** Please call the Assessor's Office to obtain an application form or download the form on from the County Assessor's website.
- 3. Millage-** tax rate or tax levy as set by the schools, county, or city districts expressed in mills (per 1,000). Tax year Millage is found in the table below.

To calculate tax estimate:

6% property – (1)Property Tax Value x (2)Assessment Ratio = Assessed Value x (3)Millage = Estimated Tax Amount

4% property – (1)Property Tax Value x (2)Assessment Ratio = Assessed Value x (3)(Millage – School Operations millage) = Estimate Net Tax Due

Examples:

6% Property located in City of Rock Hill property tax value \$150,000

$$\$150,000 \times 0.06 = 9,000 \times 0.4244 = \$3,819.60$$

4% Property located in District 2 Newport property tax value \$150,000

$$\$150,000 \times 0.04 = 6,000 \times 0.1207 = \$724.20$$

TAX YEAR 2019 MILLAGE RATES

| | | 2019 6% Properties | * 2019(4%) Owner-Occupied |
|----------------------------------|----------|--------------------|---------------------------|
| | DISTRICT | Total millage Rate | Less School Oper. millage |
| UNINCORPORATED | 1 | 411.7 | 178.1 |
| INCORPORATED | 1X | 401.1 | 167.5 |
| BETHEL | 1BE | 414.1 | 180.5 |
| BETHESDA | 1BS | 415.6 | 182.0 |
| FISHING CREEK/BS | 1FCWSBS | 417.2 | 183.6 |
| FISHING CREEK/NP | 1FCWSNP | 417.9 | 184.3 |
| FISHING CREEK/YR | 1FCWSYR | 413.3 | 179.7 |
| NEWPORT | 1NP | 416.3 | 182.7 |
| OAKDALE | 1OK | 416.7 | 183.1 |
| | | | |
| UNINCORPORATED | 2 | 347.9 | 116.1 |
| INCORPORATED | 2X | 337.3 | 105.5 |
| BETHEL | 2BE | 350.3 | 118.5 |
| LAKE WYLIE RECREATION/BETHEL *** | 2LKWBE | 355.3 | 123.5 |
| LAKE WYLIE RECREATION/CLOVER*** | 2LKWCL | 352.9 | 121.1 |
| LAKE WYLIE RECREATION/NEWPORT*** | 2LKWNP | 357.5 | 125.7 |
| NEWPORT | 2NP | 352.5 | 120.7 |
| | | | |
| UNINCORPORATED | 3 | 341.5 | 146.1 |
| INCORPORATED | 3X | 330.9 | 135.5 |
| BETHESDA | 3BS | 345.4 | 150.0 |
| FISHING CREEK/BS | 3FCWSBS | 347.0 | 151.6 |
| FISHING CREEK/LS | 3FCWSLS | 348.0 | 152.6 |
| FISHING CREEK/NP | 3FCWSNP | 347.7 | 152.3 |
| FISHING CREEK/OK | 3FCWSOK | 348.1 | 152.7 |
| LESSLIE | 3LS | 346.4 | 151.0 |
| NEWPORT | 3NP | 346.1 | 150.7 |
| OAKDALE | 3OK | 346.5 | 151.1 |
| RIVERVIEW | 3RV | 347.1 | 151.7 |
| | | | |
| UNINCORPORATED | 4 | 434.3 | 199.1 |
| INCORPORATED | 4X | 423.7 | 188.5 |
| FLINT HILL | 4FH | 444.3 | 209.1 |
| RIVERVIEW | 4RV | 439.9 | 204.7 |

* THE OWNER OCCUPIED RATES ARE USED FOR PROPERTIES THAT QUALIFY FOR THE 4% SPECIAL

ASSESSMENT AS LEGAL RESIDENCE ONLY. ALL OTHER PROPERTIES USE THE 6% RATES

** ROCK HILL SPECIAL LANDSCAPE DIST.

*** NEW FOR 2017, LAKE WYLIE RECREATION DIST. ALL WERE PREVIOUSLY TAXED IN 2BE, 2, & 2NP

| CITIES | 2019 (6%) Properties | * 2019 (4%) Owner Occupied |
|------------------|----------------------|----------------------------|
| CLOVER | 467.5 | 235.7 |
| FORT MILL | 509.7 | 274.5 |
| HICKORY GROVE | 442.1 | 208.5 |
| ROCK HILL (RH) | 424.4 | 229.0 |
| ROCK HILL (RL)** | 431.5 | 236.1 |
| SHARON | 438.1 | 204.5 |
| TEGA CAY | 512.7 | 277.5 |
| YORK | 525.7 | 292.1 |